

ORDINANCE NO. 041202-Z-26

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7402 MCNEIL DRIVE AND 7318 SAN FELIPE BOULEVARD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial services-conditional overlay (GR-CO) combining district to community commercial services-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-04-0155, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Suncor-Greenwood Addition, and Lot 1, San Felipe Green Addition, subdivisions in the City of Austin, Williamson County, according to the map or plat of record in Cabinet Q, Pages 364-365 and Cabinet I, Pages 215-216, respectively, of the Official Records of Williamson County, (the "Property")

locally known as 7402 McNeil Drive and 7318 San Felipe Boulevard, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 1,898 trips per day.

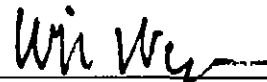
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 13, 2004.

PASSED AND APPROVED


December 2, 2004

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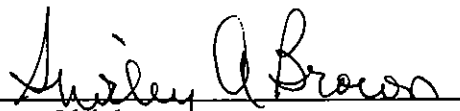
Will Wynn
Mayor

APPROVED:

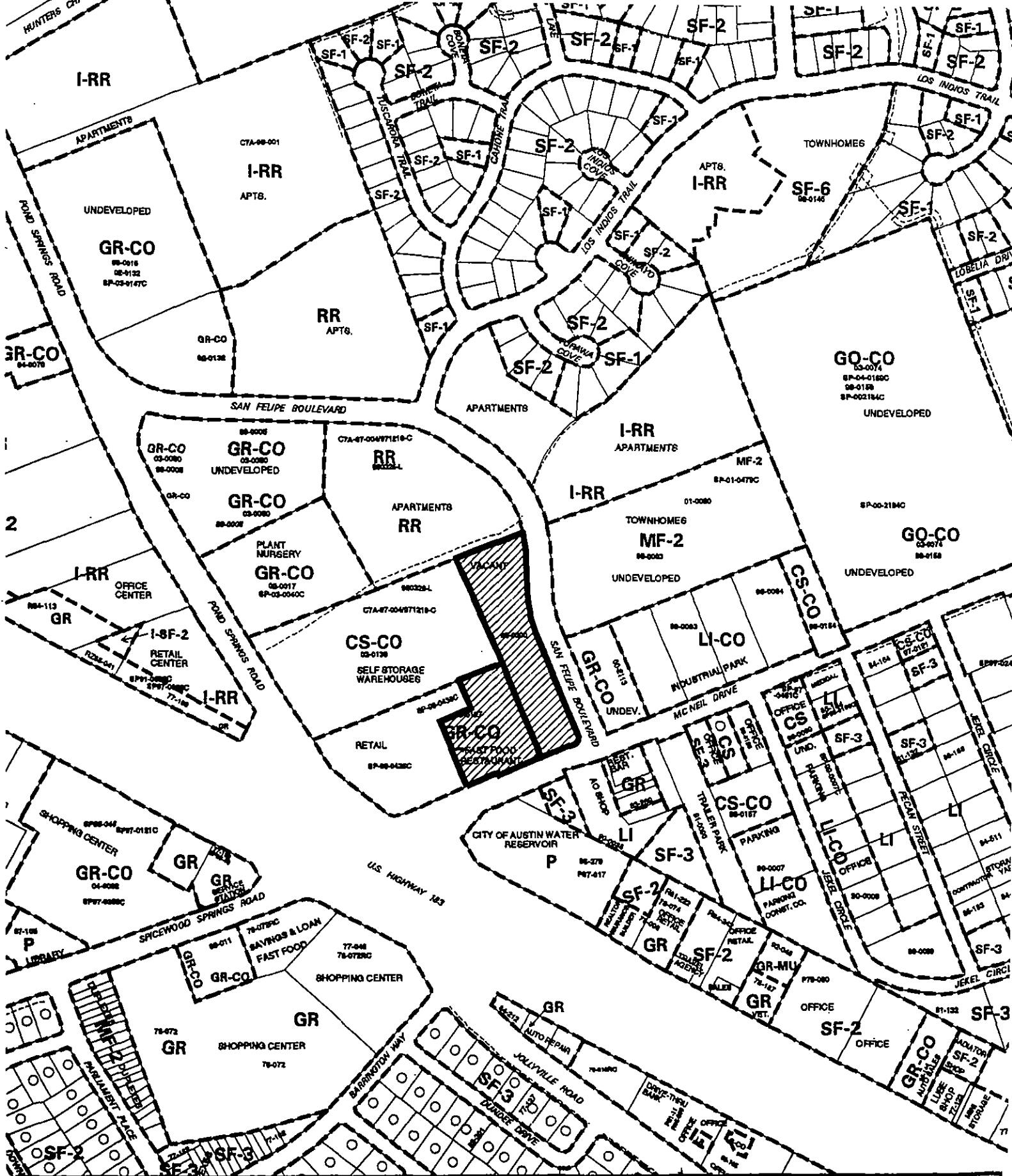


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. GAGER



CASE #: C14-04-0155

ADDRESS: 7402 MCNEIL DR @ SAN

FELIPE BLVD
SUBJECT AREA (acres): 4.278

ZONING EXHIBIT A

DATE: 04-10

INTLS: SM

CITY GRID
REFERENCE
NUMBER

H36